



***Brereton Lake Year Round Cottage Home
Block 2 Lot 15***

\$248,500

- ◆ 1380 SF year round cottage home
- ◆ 4 bedrooms
- ◆ One 4-piece bathroom
- ◆ Great room: LR, DR & kitchen
- ◆ Mainly vinyl Plank flooring
- ◆ Vinyl siding exterior
- ◆ Asphalt shingles (approx. 2016)
- ◆ 150x90 ft lot; treed & bush
- ◆ Neighbour on one side only
- ◆ Some finishing required
- ◆ Lease renewal: 2028
- ◆ Enjoy fishing & boating on Brereton Lake
- ◆ Excellent back tier location
- ◆ Short walk to dock on sand beach at waterfront
- ◆ Year round water & sewage
- ◆ Laundry / utility room
- ◆ Double pane windows
- ◆ Electric baseboard heat
- ◆ 200 AMP electrical service
- ◆ Energy efficient wood stove
- ◆ Concrete sewage holding tank
- ◆ Well for water
- ◆ Fees: \$779.28 (04/1/2018 to 03/31/2019)
- ◆ Multi use trail system nearby

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The information contained herein has been obtained through sources deemed reliable by Louise Sampson & Sampson's Realty Group, but cannot be guaranteed as to its accuracy. The buyer is advised to obtain independent verification of any information which is of material interest to them.







WHITESHELL PROVINCIAL PARK SUBDIVISION

BRERETON LAKE



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